



# PAUL CUNNINGHAM

WARD 2

October 28, 2016

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## PAUL'S NOTE

It came to our attention that The Ramada Inn on Tanque Verde is going to shut down and it will become a drug treatment facility.

American Rehabilitation will setting up what they are calling a "residential social program." Clients will be in for a 30-45 day stay where they will get therapy, group counselling as well as spiritual counselling.

I've heard concerns from residents of the surrounding neighborhood. My staff has spoken to the management of this new facility and we will continue to relay those concerns.

These clients will not be court referrals.

These will be people who are voluntarily there. The facility will also be gated with 24 hour security.

Among the alterations that American Rehabilitation will be making is adding a wall with a landscape barrier on the south side of the facility.

The question I've been asked is why were there no neighborhood meetings about this, as there often is with new developments. The reason is that they never had to seek a rezoning. The hotel was built under C-1 zoning, and that zoning

also permits uses such as this one.

Tucson's city code includes 41 different uses that are permitted in C-1 zoning ranging from day care to renewable energy generation, and they include residential care services such as this one. The specific provision that allows for a facility like this is as follows:

*Per UDC TABLE 4.8-4: PERMITTED USES - COMMERCIAL AND MIXED USE ZONES, a Residential Care Services, Adult Care or Physical and Behavioral Health Services: Unlimited # of Resi-*

## PAUL'S NOTE, CONTINUED

*dents is an allowed use in the C-1 zone subject to Use Specific Standards 4.9.7.J.3.d, .4, & .8 and 4.9.13.O.*

*The Use Specific Standards are as follows;*

*4.9.7.J.3.d - Care is permitted for an unlimited number of residents.*

*4.9.7.J.4 - If licensing is required by the State of Arizona for the use, proof of such licensure is required.*

*4.9.7.J.8 - The maximum permitted lot coverage is 60%. The minimum required setback from all interior lot lines adjoining residential zoning is 20 feet. The minimum required lot size is one and one-half acres, with the following exception. Exception: There is no minimum lot size requirement for Residential Care Services uses in the R-3, C-1, C-2, C-3, OCR-1, and OCR-2 zones.*

A change to, say, an automotive repair shop or a night club would have required a change in zoning. This is a change in use, much like if a book store became a bike repair shop. Changes in use only require an applicant to get a certificate of occupancy. Those are handled by city staff and don't go to the Board of Adjustment or the City Council, and council offices don't get informed.

My staff and I will continue to monitor this development.

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Remember that Cyclovia is coming up on Sunday. Cyclovia is Tucson's non-motorized street fair. Last week, I noted that Cyclovia will run from the Miramonte neighborhood in midtown past Catalina High School to the Garden District. I neglected to note, however, the name of the neighborhood that Catalina High School is in, Palo Verde. One of my staff members lives there so I can't believe that I made such an oversight. Don't let that keep you from Cyclovia this weekend. For details, visit [CycloviaTucson.org](http://CycloviaTucson.org).

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## SAFE HALLOWEEN



Rod Robertson Auto Auction in conjunction with the Pima Co. Sheriff's Dept. and the Tucson Police Dept. present the first annual Safe Halloween Event.

There will be free games, music, popcorn, candy, a haunted house, face-painting, holiday tips and more.

The event will be on Monday, October 31st from 6—8 pm at 7600 S Swan Road.

There will also be a kids costume contest for those ages 7-13 accompanied by an adult. First place wins \$500.

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## CPR CLASSES

Your Ward 2 Council Office continues to host CPR and first aid classes in conjunction with Save a Life and the Tucson Fire Department. For registration, you can call 623-8484 or visit [savealifetfd.com](http://savealifetfd.com).

Upcoming classes:

November 9: Noon-5 pm heartsaver CPR/First Aid

November 9: 6 pm-10 pm BLS healthcare provider CPR

December 14: Noon-5 pm heartsaver CPR/First Aid

December 14: 6 pm -10 pm BLS healthcare provider CPR

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## CAROL WEST SENIOR CENTER

**Halloween Party:** Halloween Party at Freedom on Monday, October 31st. Departure from Udall Center is 10:15 am, and return is 1:30 pm. The celebration will include cookie crafts, games, a dance off, cake walk and lunch. Sign up by Wednesday, October 26.

**Class information:** Tucson Parks & Recreation offers classes for ages 50 and up that include Yoga, Line Dancing & T'ai Chi. Call 791-4877 to register.

**Eastside Senior Club:** The Eastside Senior Club collaborates with the senior center to provide additional activities, special events, trips & refreshments. There is a \$5 lifetime membership fee. The club meets the 1st and 3rd Wednesday of the month from 11:30-12:00 in the multi-purpose room.

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## PARKS PROGRAMS

**Solar Panel Construction:** The Udall Regional Center's parking lot is currently under construction for the Solar Panel project. Solar panel shade structures will be installed over the next few months. Sections of the Senior Addition and main parking lots will be closed in 2-3 week increments. Limited parking will be available. The project will take place from September through December.

**Fall Program Guide and Leisure Classes:** The Tucson Parks and Recreation Fall Program Guide has been published, and registrations have started. The Fall Leisure classes for Session I takes place from August 28-October 15. Session II of classes will run October 23-December 10. For class and program availability, call Registration Services at 791-4877. Visit [www.ezeereg.com](http://www.ezeereg.com) for additional information.

*Call 791-4877 for more information or questions.*

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Remember to like  
Paul on Facebook!

Please bring these items to the Ward 2 Office  
for the following charities:

**THE COMMUNITY FOOD BANK—Non Perishable  
Items**

**DIAPER BANK OF SOUTHERN ARIZONA—  
Infant/Child/Adult Diapers**

**TIHAN - Personal Care Items for Individuals  
and Families in Need**

**LIONS CLUB—Eye Glasses**

**DANCING IN THE STREETS ARIZONA—Ballet/  
Dance Equipment**

**CASA MARIA—Plastic bags**

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## MAYOR AND COUNCIL

Due to Election Day, the next Mayor and Council meeting will be on **Wednesday, November 9**. Regular Session starts at 5:30 pm following an afternoon study session.

There is always a short call to the audience before the business portion of the meeting. Council chambers are located downtown at 255 W Alameda.

The agendas for the meetings are posted online at <http://cms3.tucsonaz.gov/clerks/mcdocs>

